



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

April 8, 2014

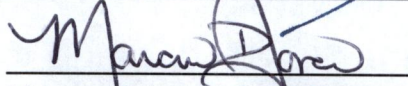
From: George M. Homewood, AICP CFM, Planning Director

Subject: **Special Exception for an Entertainment Establishment with alcoholic beverages**

Reviewed: Ronald H. Williams, Jr., Assistant City
Manager

Ward/Superward: 2/6

Approved:


Marcus D. Jones, City Manager

Item Number:

R-4

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** For a Special Exception for an Entertainment Establishment with alcoholic beverages.
- IV. **Applicant:** 328 Tequila – 328 West 20th Street
- V. **Description**
The application would allow 328 Tequila to operate a restaurant while serving alcoholic beverages and providing entertainment to its customers.

	Previous (Lola's)	Proposed (328 Tequila)
Hours of Operation and Hours for Entertainment	11:00 a.m. until 2:00 a.m., seven days a week	Same
Seating Capacity	103 seats indoor 40 seats outdoor 154 total capacity	same
Entertainment	Karaoke, Disc Jockey with Dance Floor, Live Performance, Cultural Dance	Karaoke, Disc Jockey with Dance Floor, Live Performance, Cabaret

Staff point of contact: Chrishaun Smith at 664-4740, chrishaun.smith@norfolk.gov

Attachments:

- Staff Report to CPC dated March 27, 2014 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

March 27, 2014

From: Chrishaun Smith, *CS*
City Planner I

Subject: Special Exception to
operate an Entertainment
Establishment with alcoholic
beverages at 328 West 20th Street
– 328 Tequila

Reviewed: Leonard M. Newcomb III, CFM, *LMN III*
Land Use Services Manager

Ward/Superward: 2/6

Approved:

George M. Homewood, AICP CFM,
Planning Director

Item Number: 10

- I. **Recommendation:** Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** Angela I. Rincon
328 West 20th Street
- III. **Description:**
This request would allow 328 Tequila to operate restaurant while serving alcoholic beverages and providing entertainment to its customers.
- IV. **Analysis**
The site is located on the northeast corner of Debre Avenue and West 20th Street within the Ghent Business District.

Plan Analysis

- The proposed Special Exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

Zoning Analysis

- The site is zoned C-2 (Corridor Commercial) and 21st Street Pedestrian Commercial Overlay District (PCO-21st Street), which permit Entertainment Establishments by Special Exception.

	Prior (Lola's)	Proposed (328 Tequila)
Hours of Operation and Hours for Entertainment	11:00 a.m. until 2:00 a.m. Seven days a week	same
Seating	103 seats indoor 40 seats outdoor 154 total capacity	same
Entertainment	<ul style="list-style-type: none"> • Karaoke • Disc Jockey with Dance Floor • Live Performance • Cultural Dance 	<ul style="list-style-type: none"> • Karaoke • Disc Jockey with Dance Floor • Live Performance • Cabaret

• **Special Exception History**

City Council Approval	Applicant	Action
May 2012	Lola's Enterprise (Entertainment Establishment)	<ul style="list-style-type: none"> • 86 seats indoors • 40 seats outdoors • 98 Total Capacity
Pending	328 Tequila (Entertainment Establishment)	<ul style="list-style-type: none"> • Same seating and total capacity • Same Entertainment as previous establishment; Replace Cultural Dance with Cabaret

Traffic Analysis

- Since no increase in indoor seating above the previously approved Entertainment Establishment is being proposed for the site, no additional trips are projected.

V. Financial Impact

- The Entertainment Establishment would generate meals and sales taxes for the city.

VI. Environmental

- The site is located within the 21st Street Pedestrian Commercial Overlay District and is surrounded by a mix of commercial and residential uses.
- The proposed use should not have an adverse impact on the surrounding uses.

VII. Community Outreach/Notification

- Legal notice was posted on the property on February 18.
- Letters were sent to the Ghent Business Association and Ghent Neighborhood League on March 5.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Notice was sent to the civic leagues by the Department of Communications on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 13 and 20.

VIII. Coordination/Outreach

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proposed Conditions
- Location Map
- Zoning Map
- 1000' Radii Map of Establishments with Special Exceptions for ABC On-Premise
- Application
- Letter to the Ghent Business Association
- Letter to the Ghent Neighborhood League
- Letter of Support from Ghent Business Association

Proponents and Opponents

Proponents

Maribel Acosta
800 Marigold Court
Chesapeake, VA 23324

Angela I. Rincon
2004 Sparrow Road
Chesapeake, VA 23320

Joshua Seaburg
1817 Durham East
Virginia Beach, VA 23454

Opponents

None

Form and Correctness Approved: *RAP*

Contents Approved:

By *Adrian M. [Signature]*
Office of the City Attorney

CA By *[Signature]*
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO MAYA'S ENTERPRISE, INC. AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT KNOWN AS "328 TEQUILA" ON PROPERTY LOCATED AT 328 WEST 20TH STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Maya's Enterprise, Inc. authorizing the operation of an entertainment establishment named "328 Tequila" on property located at 328 West 20th Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 102 feet, more or less, along the northern line of West 20th Street and 110 feet, more or less, along the eastern line of Debre Avenue; premises numbered 328 West 20th Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be from 11:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 103 seats indoors, 40 seats outdoors, and the total occupant capacity, including employees, shall not exceed 154 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set

forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

- (d) Entertainment shall be limited to karaoke, a disc jockey with dance floor, live performance, and cabaret. No other form of entertainment is permitted.
- (e) The dance floor shall not exceed 100 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.
- (f) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B".
- (g) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (h) The establishment shall maintain a current, active business license at all times while in operation.
- (i) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (j) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those

portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

- (l) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (m) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (n) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (o) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (p) Neither the establishment nor any portion of it

shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

- (q) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (r) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (s) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the Commencement of any event at which a cover charge is to be collected.
- (t) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This Special Exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;

- (6) Any health department permits;
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program;
 - (10) The establishment's Security Plan.
- (u) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 116 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshall, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
 - (v) The written security plan submitted to the City as part of the application for this Special Exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing

such use; and

- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting the operation of an Entertainment Establishment on this property, adopted on June 26, 2012 (Ordinance No. 44,738) and all provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (4 pages)

Exhibit B (2 pages)

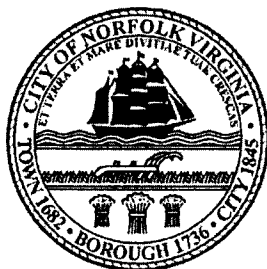


EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 11/27/14

Trade name of business 328 Tequila

Address of business 328 W. 20th St Norfolk VA 23517

Name(s) of business owner(s)* Angela Rincon Maya's Enterprise, Inc

Name(s) of property owner(s) Claus Ihleman

*Name(s) of business manager(s)/operator(s) Angela Rincon, Maribel Acosta, Indira Rodriguez

• Daytime telephone number (757) 717-0792

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>	<u>Alcoholic Beverage Sales and Entertainment</u>
Weekday From <u>11AM</u> To <u>2AM</u>	Weekday From <u>11AM</u> To <u>2AM</u>
Friday From <u>11AM</u> To <u>2AM</u>	Friday From <u>11A.M.</u> To <u>2AM</u>
Saturday From <u>11AM</u> To <u>2AM</u>	Saturday From <u>11AM</u> To <u>2AM</u>
Sunday From <u>11AM</u> To <u>2AM</u>	Sunday From <u>11A.M.</u> To <u>2AM</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

4a. If yes, please describe type and number of each game to be provided:

5. Will patrons ever be charged to enter the establishment?
☒ Yes ☐ No

5a. If yes, why:

To pay for entertainment

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

6a. If yes, explain:

Birthdays, wedding, company parties,
retirement

7. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

7a. If yes, explain:

8. Will there ever be a minimum age limit?
☐ Yes ☒ No

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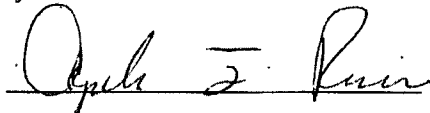
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(Revised July 2013)

Exhibit A – Page 3
Entertainment Establishment

9. Additional comments/description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

A handwritten signature in cursive script, appearing to read "April J. Rabin", written over a horizontal line.

Signature of Applicant

**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats) 92
Number of bar seats 11
Standing room

b. Outdoor

Number of seats 40

c. Number of employees

11

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 154

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

Cabaret, karaoke, DJ, live music

3. Will a dance floor be provided?

☒ Yes ☐ No

3a. If yes,

Square footage of establishment
Square footage of dance floor 10x10' 100 sq. ft.

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

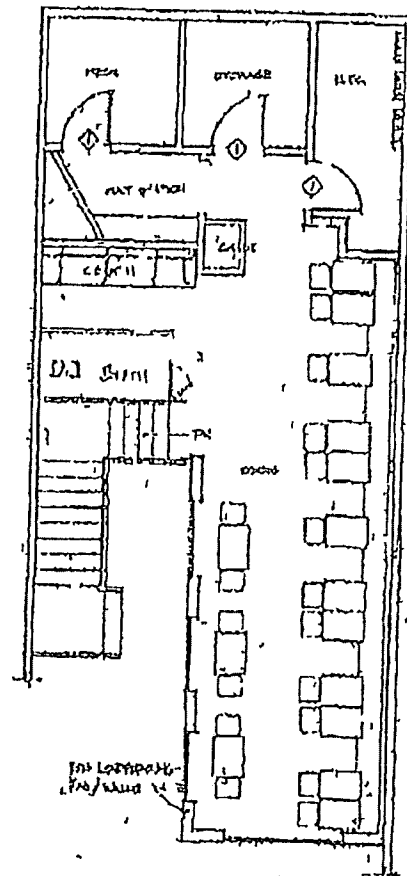
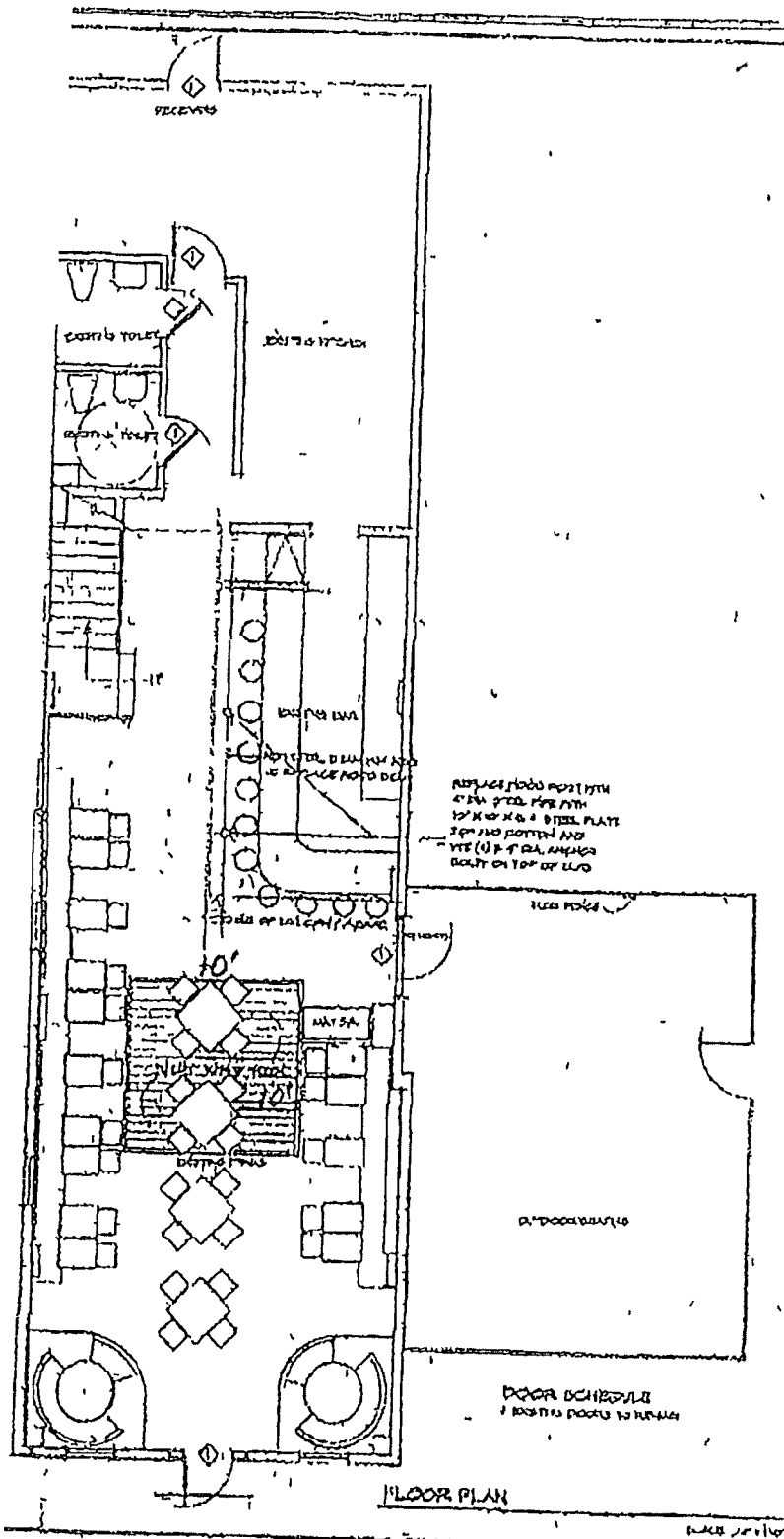
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Exhibit B

BALCONY FLOOR PLAN

SPECIAL NOTE
THIS PROJECT REQUIRES
SPECIAL INSPECTIONS
CRITICAL STRUCTURES
CERTIFICATION

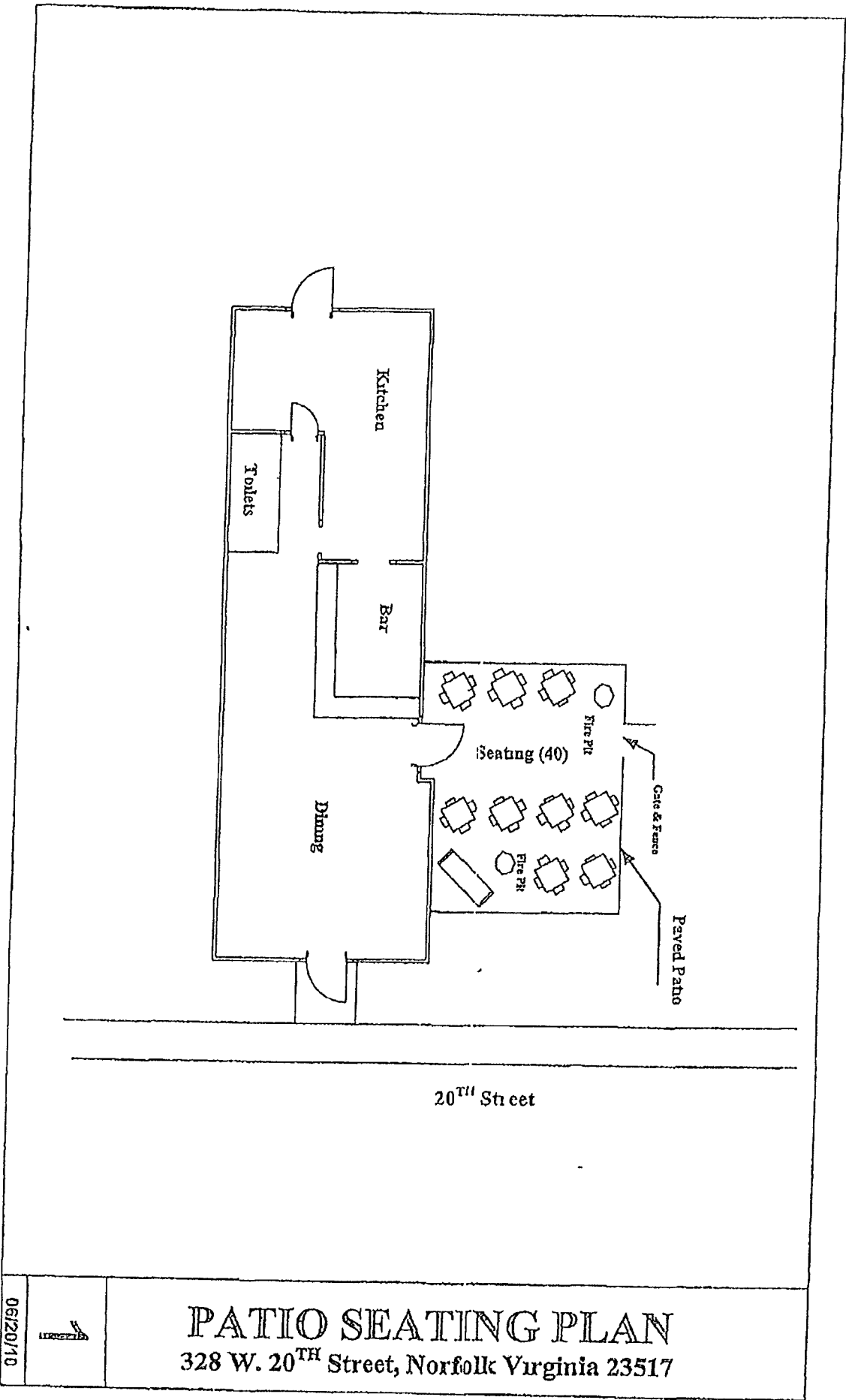
IMPORTANT NOTICE

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Don't make the mistake of
waiting until the government has
exhausted all its options.



УТВЕРЖДАЮ:

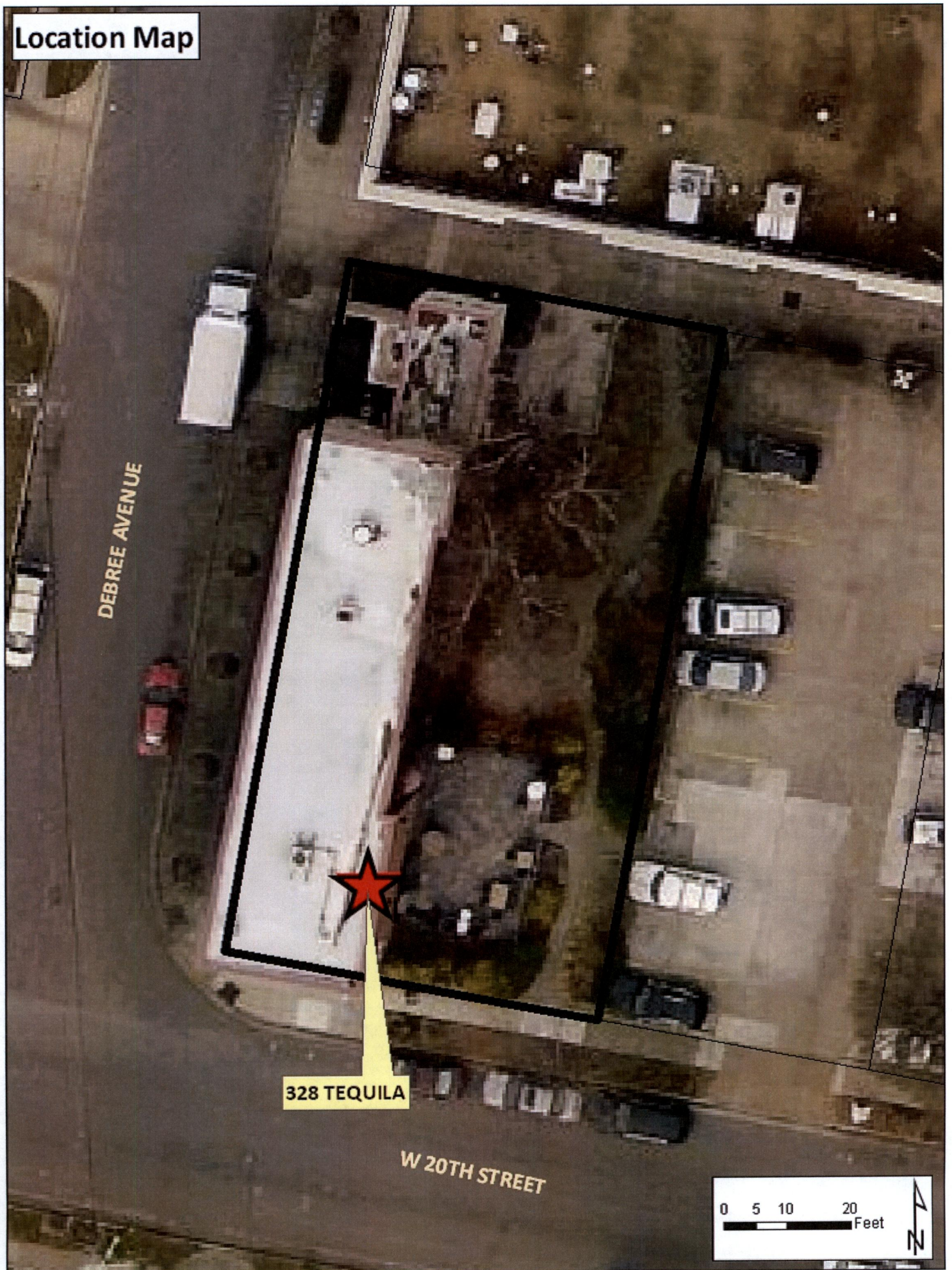


PATIO SEATING PLAN
328 W. 20TH Street, Norfolk Virginia 23517

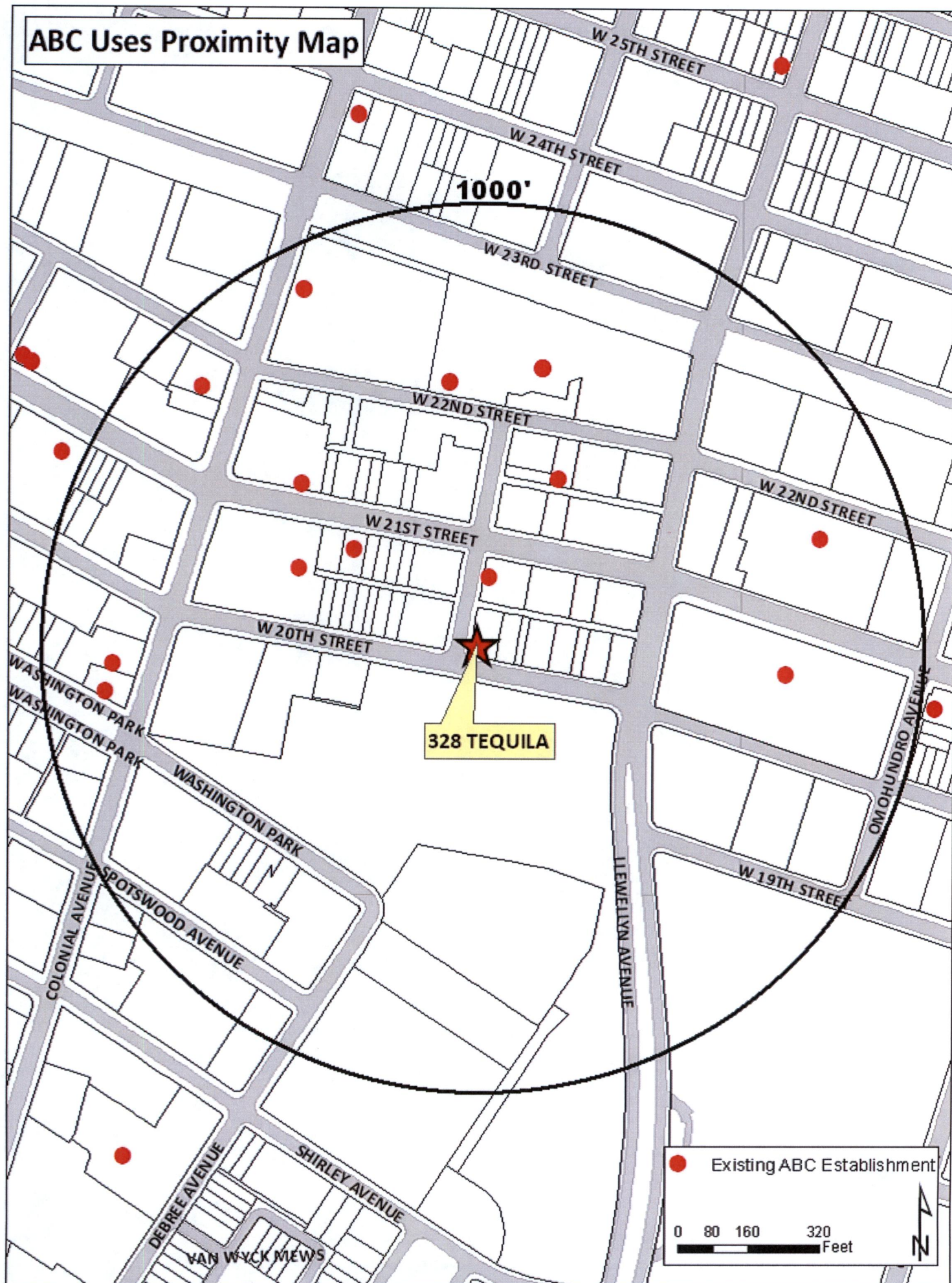
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Location Map



ABC Uses Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
ENTERTAINMENT ESTABLISHMENT
(Please Print)**

Date 1/27/14

DESCRIPTION OF PROPERTY

Address 328 W. 20th St. Norfolk VA 23517

Existing Use of Property Restaurant Entertainment Establishment

Proposed Use Restaurant (same- Entertainment Establishment)

Current Building Square Footage _____

~~Proposed Building Square Footage~~ _____

Trade Name of Business (If applicable) 328 Tequila

APPLICANT/ PROPERTY OWNER

1. Name of applicant (Last) Rincon (First) Angela (MI) I.

Mailing address of applicant (Street/P.O. Box) 2004 Sparrow Rd

(City) Chesapeake (State) VA (Zip Code) 23320

Daytime telephone number of applicant (757) 717-0192 Fax number (757) 361-0463

E-mail address of applicant titos1@verizon.net
PALACE SHOPS SOUTH, LLC,

2. Name of property owner (Last) Ihleman (First) Claus (MI) _____

Mailing address of property owner (Street/P.O. box) 301 W. 21st Street

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 438-2435 Fax number (757) 622-2028

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Application
Entertainment Establishment
Page 2

CONTACT INFORMATION

Civic League contact Henry Conde

Date(s) contacted 1/27/14

Ward/Super Ward information _____

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✱ Two 8½x14 (maximum size) copies of a survey or site plan (required for new construction or site improvements) drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- Two 8½ inch x 14 inch (maximum size) copies of a floor plan prepared by a registered design professional drawn to scale showing restroom facilities, seats/tables, bar, dance floor with dimensions, band area, disc jockey area, standing room and ingress and egress (see attached example).
- Completed Exhibit A, Description of Operations (attached).

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: CLAVIS HALEMAN Sign: [Signature] 27, 2014
(Property Owner or Authorized Agent Signature) (Date)

Print name: Angela I. Rincón Sign: [Signature] 1-27-14
(Applicant or Authorized Agent Signature) (Date)

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Entertainment Establishment
(Please Print)

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☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

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Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

4a. If yes, please describe type and number of each game to be provided:

5. Will patrons ever be charged to enter the establishment?

☒ Yes ☐ No

5a. If yes, why:

To pay for entertainment

- 5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?

☒ Yes ☐ No

6a. If yes, explain:

Birthdays, wedding, company parties,
retirement

7. Will a third party (promoter) be permitted to lease, let or use the establishment?

☐ Yes ☒ No

7a. If yes, explain:

8. Will there ever be a minimum age limit?

☐ Yes ☒ No

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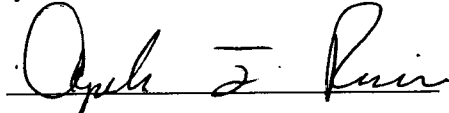
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Exhibit A – Page 3
Entertainment Establishment

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Signature of Applicant

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(Revised July 2013)

Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

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1. Total capacity

a. Indoor

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Number of bar seats 11

Standing room _____

b. Outdoor

Number of seats 40

c. Number of employees 11

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 154

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

Cabaret, karaoke, DJ, live music

3. Will a dance floor be provided?

☒ Yes ☐ No

3a. If yes,

Square footage of establishment _____
Square footage of dance floor 10x10' 100 sq. ft.

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

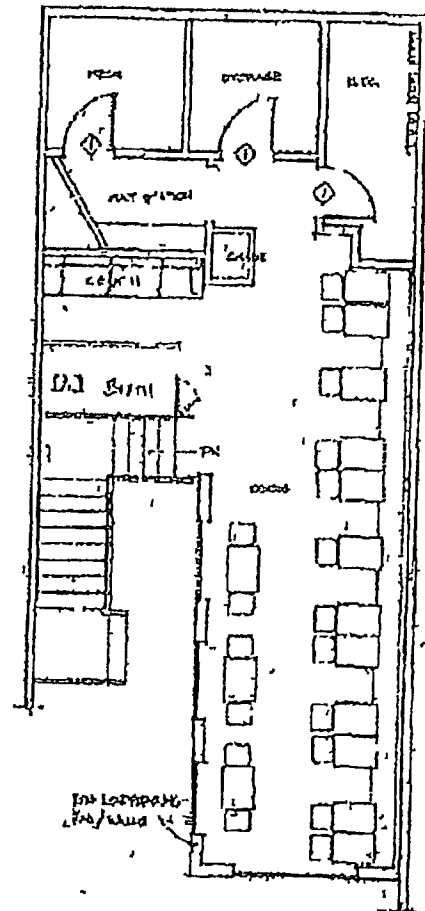
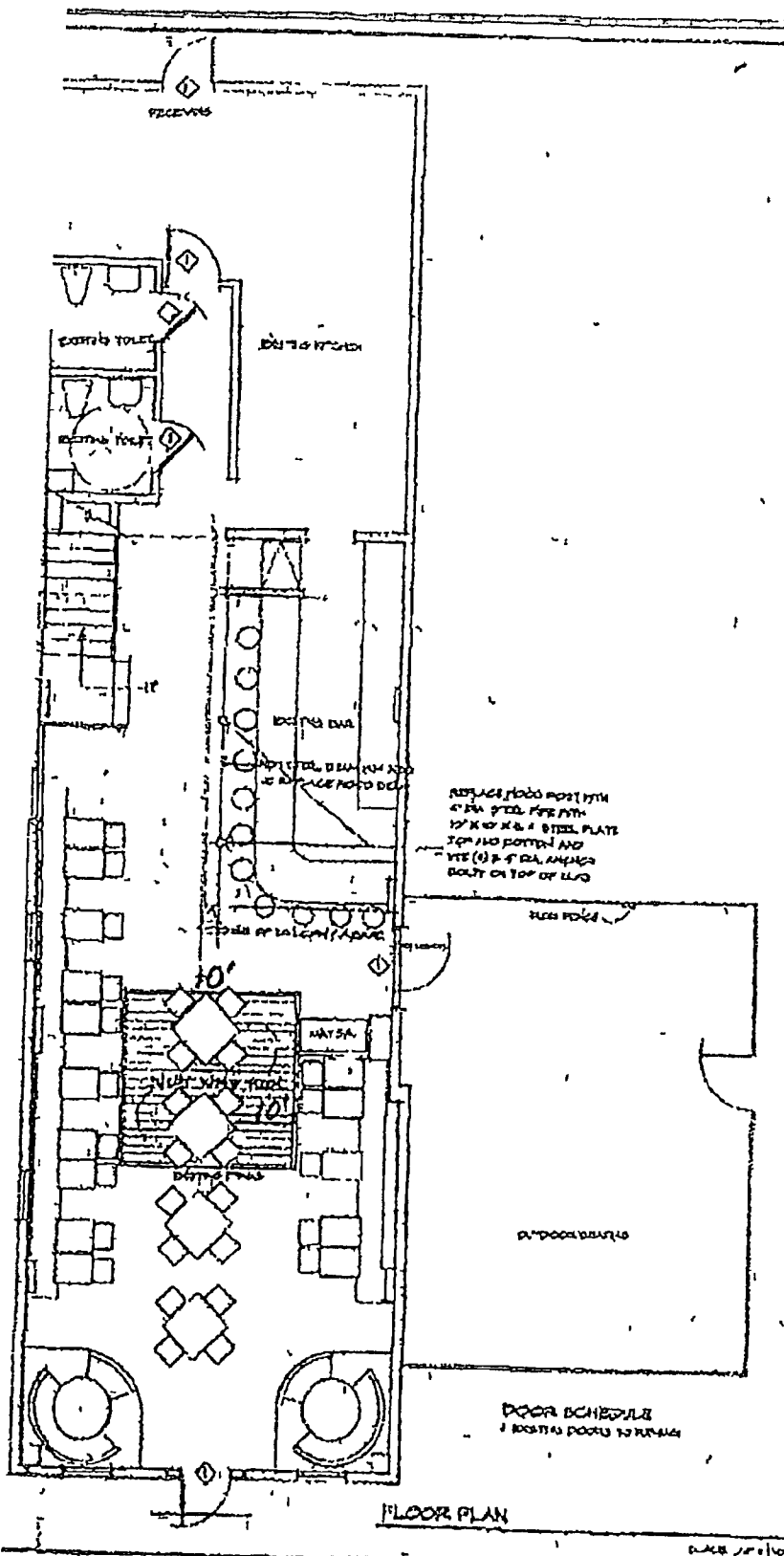
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)



BALCONY FLOOR PLAN

SPECIAL NOTE
THIS PROJECT REQUIRES
SPECIAL INSPECTIONS
CRITICAL STRUCTURES
CERTIFICATION

[illegible]

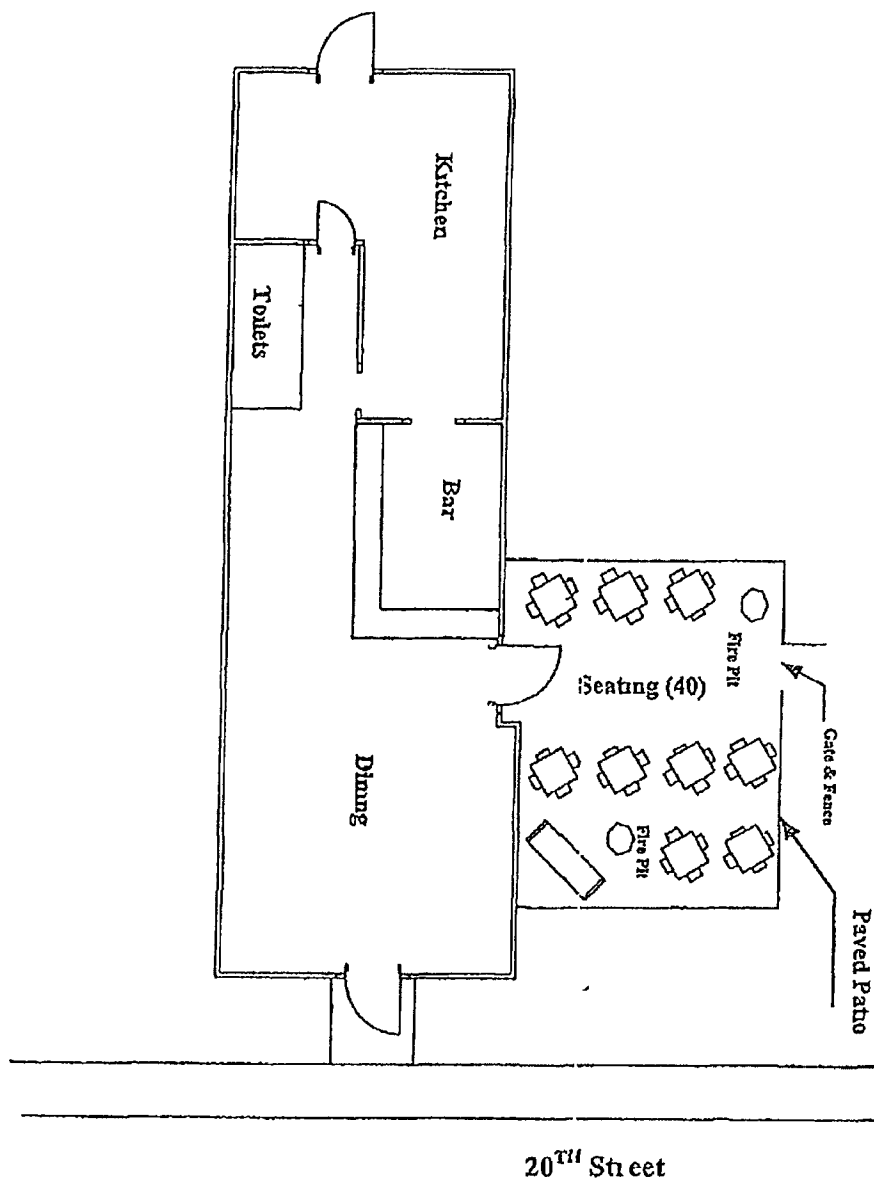
IMPORTANT NOTICE

FROM BUREAU OF PRISONERS
OF WAR
P.O. BOX 100

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322
UCBAW/BJP

[illegible]

ATTORNEY GENERAL
BY CLERK OF COURT



06/20/10



PATIO SEATING PLAN 328 W. 20TH Street, Norfolk Virginia 23517



City of NORFOLK

March 6, 2014

Ian Holder
President, Ghent Business Association
999 Waterside Drive Suite 1100
Norfolk, VA 23510

Dear Mr. Holder:

The Planning Department has received an application for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property located at 328 West 20th Street. This item is tentatively scheduled for the March 27, 2014 City Planning Commission public hearing.

Summary

This request would allow 328 Tequila to operate a restaurant while serving alcoholic beverages and providing entertainment to its customers.

	Prior (Lola's)	Proposed (328 Tequila)
Hours of Operation and Hours for Entertainment	11:00 a.m. until 2:00 a.m. Seven days a week	Same
Seating	103 seats indoor 40 seats outdoor 154 total capacity	Same
Entertainment	<ul style="list-style-type: none">• Karaoke• Disc Jockey with Dance Floor• Live Performance• Cultural Dance	<ul style="list-style-type: none">• Karaoke• Disc Jockey with Dance Floor• Live Performance• Cabaret

If you would like additional information on the request, you may contact the applicant, Angela Rincon, at (757) 717-0792 or you may telephone Chrishaun Smith on my staff at (757) 664-4740. A copy of the complete application is enclosed.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Homewood', followed by a long horizontal flourish.

George M. Homewood, AICP, CFM
Planning Director

cc: Vanessa Seals, Senior Neighborhood Development Specialist
Vanessa.Seals@norfolk.gov or (757) 823-4357



City of NORFOLK

March 6, 2014

Henry Conde
President, Ghent Neighborhood League
P.O. Box 11431
Norfolk, VA 23517

Dear Mr. Conde:

The Planning Department has received an application for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property located at 328 West 20th Street. This item is tentatively scheduled for the March 27, 2014 City Planning Commission public hearing.

Summary

This request would allow 328 Tequila to operate a restaurant while serving alcoholic beverages and providing entertainment to its customers.

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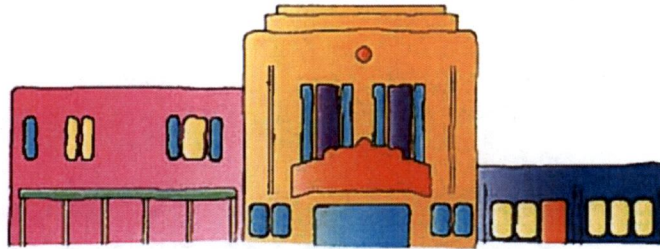
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Sincerely,

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George M. Homewood, AICP, CFM
Planning Director

cc: Vanessa Seals, Senior Neighborhood Development Specialist
Vanessa.Seals@norfolk.gov or (757) 823-4357



Ghent Business Association

March 6, 2014

Earl Fraley, Jr, Chair
Susan Pollock, Senior Planner
Norfolk City Planning Commission
Via email

Dear Members of the Planning Commission:

The Board of Directors of the Ghent Business Association voted unanimously at its meeting of February 20, 2014, to support requests for special exemptions for the following restaurants:

Island Krave
Burgers Beers & Shakes
Maya Enterprises (328 Tequila)

If you have any questions please contact GBA Development Committee Chair Ted Enright at 622-4653.

Sincerely,

Jim Newsom

James H. Newsom, III
Corresponding Secretary
Ghent Business Association